

Subject: 08/02/2016 02:30 PM - Planning and Land Use Management Committee Meeting
From: City Clerk
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TITLE: Planning and Land Use Management Committee Meeting
DATE: 08/02/2016
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, August 2, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

ITEM NO.

(1)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM NO.

(2)

[16-0727](#)

TIME LIMIT: 8/4/16; LAST DAY FOR COUNCIL ACTION: 8/3/16

Communications from the Mayor and the City Ethics Commission relative to the appointment of Mr. Frank Bush as the permanent General Manager for the Department of Building and Safety.

Financial Disclosure Statement: Filed.

Background Check Review: Pending.

Community Impact Statement: None submitted.

ITEM NO.

(3)

[16-0735](#)

CD 4,10

Department of City Planning Report dated July 5, 2016, transmitted pursuant to California Government Code Section 65858(d), describing the measures taken to alleviate the conditions that led to the adoption of Interim Control Ordinance (ICO) No. 184381, which temporarily restricts the development of large, out-of-scale homes in the Brookside, Picfair Village, Sherman Oaks, Sycamore Square and Wilshire Vista neighborhoods in Council Districts Four and Ten; and Resolution extending ICO No. 184381 for 22 months and 15 days.

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO.

(4)

[16-0516](#)

CD 13

TIME LIMIT: 8/4/16; LAST DAY FOR COUNCIL ACTION: 8/3/16

Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission (LACPC) and Ordinance to effect a Zone Change from C2-1 and CR-1 to (T) (Q)RAS4-1 for the addition of approximately 35,235 square-foot three story commercial building, including a ground floor restaurant and basement restaurant/karaoke studio, health spas on the second and third floors for a total development space of 115,367 square feet, a new hotel addition of 77 feet 6 inches in height, including a lobby area on the ground floor, a spa and fitness center on the second floor and 99 guest rooms on levels three to six, with parking provided at two levels (at-grade and subterranean), an existing surface parking lot and 85 bicycle parking spaces, for the properties located at 2951, 2965, 2989 and 2999 West 6th Street and 530 and 534 South Virgil Avenue, subject to Conditions of Approval.

Applicant: Grace Bae

Representative: Nathan Freeman, FMG

Case No. CPC-2012-3196-ZC-CU-CUB-ZV-ZAA-SPR

CEQA No. ENV-2012-3197-MND

Fiscal Impact Statement: Yes.

Community Impact Statement: None submitted.

ITEM NO. (5)

[14-0656-S24](#)

CD 10 CONTINUED FROM 6/21/16

Application filed by Melvin Harris (Representative: Derrick Burnett) requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183496, for a proposed project consisting of a new two-story construction of a 474 square-foot apartment over a 487 square-foot two-car garage, to the existing 2,066 square-foot, single level residence with a 360 square-foot rear garage, 220 square-foot rear patio and 250 square-foot rear storage shed, for the property located at 1032 South Victoria Avenue.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (6)

[14-0656-S25](#)

CD 4

Application filed by Eric Mao (Representative: Simon Storey) requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183497, for a proposed project consisting of a 1,200 square-foot addition plus one additional story to the existing single-story, 1,700 square-foot residence with attached parking for two cars and a building height of 17 feet, for the property located at 715 Cherokee Avenue.

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (7)

[14-0656-S30](#)

CD 10

Application filed by Cheaseon Roh requesting a Hardship Exemption from Baseline Mansionization Interim Control Ordinance No. 183496, for a proposed project consisting of a one-story (10 feet) detached recreation room of 290 square feet on backyard, and window change out and repair from single hung type to casement, on the existing single-family, single-story residence of 1,046 square feet floor area and 12 feet in height with a private carport, for the property located at 4320 West 12th Street.

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO. (8)

[16-0427](#)

CD 1

Report from City Attorney and actions related to compliance with writ of mandate issued by the Court on March 21, 2016, in the case Friends of Highland Park v. City of Los Angeles, et al. (BS145275), specifically:

1. SET ASIDE the City's adoption of Mitigated Negative Declaration ENV-2013- 221-MND for the Highland Park Transit Village project; and
2. SET ASIDE the following approvals of the Highland Park Transit Village project:
 - a. Conditional Use Permit allowing construction of residential housing and public parking that (1) is more intensive than those uses permitted in the most restrictive adjoining zone

in that it allows densities than in that zone, and allows smaller setbacks than in that zone, and that (2) allows a building height of 47 feet 6 inches on Site Two;

- b. Zoning Administrator's Adjustment to allow a 9-foot passageway on Site One, a nine-foot, eight-inch passageway between a stair and a wall, an 11-foot, three-inch passageway between a stair and a wall, and a 12-foot, seven-inch passageway on Site Two, and a ten-foot to 15-foot rear yard setback on Site Three;
 - c. Project Permit Compliance approval of the Avenue 57 Transit Oriented Specific Plan;
 - d. Certificate of Compatibility for the construction of a joint public and private development consisting of 80 multi-family residential units and 221 public parking spaces and 106 resident parking spaces located within the Highland Park - Garvanza Historic Preservation Overlay Zone.
3. SUSPEND all activity to implement the Highland Park Transit Village Project (the "Project") that requires City approval under one of the resolutions or ordinances ordered set aside above, and that could result in any change or alteration to the physical environment until the City has reconsidered its resolutions and ordinances and the California Environmental Quality Act (CEQA) documentation for the Project and brought them into compliance with the requirements of CEQA by correcting the deficiencies identified in the Opinion issued by the Court of Appeal in this case

Los Angeles Superior Court Case No: BS145275

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

(The Committee may recess to Closed Session, pursuant to Government Code Section 54956.9(a), to confer with its legal counsel relative to a writ of compliance in the case entitled Friends of Highland Park v. City of Los Angeles, et al.)

COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT MATTER JURISDICTION

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials related to an item on this agenda submitted to the committee after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 200 North Spring Street, Room 395, City Hall, Los Angeles, CA 90012 during normal business hours.